HOPKINS & DAINTY
ESTATE AGENTS









Woodmans Way, Shepshed, LE12 9RD

£325,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this EXTENDED and spacious detached family home, with NO UPWARD CHAIN.

Set at the end of a residential cul-de-sac, the property has been extended on the ground floor to provide a versatile layout with the potential for a separate annexe (subject to planning consent).

The accommodation comprises: Entrance hall, inner hallway, lounge, kitchen/breakfast room, dining room, ground floor bedroom with fitted furniture, a spacious ground floor bathroom, utility room/possible second kitchen and internal access to the double garage via a useful storage room. On the first floor there are three bedrooms and a shower room with a three piece suite. The property has gas central heating and double glazing, driveway parking is a low maintenance rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With a double glazed side window, tiled flooring, coving to the ceiling and door leading off.

Lounge 19'10" x 10'8" max. (6.06 x 3.27 max.)



With a feature stone style fireplace and electric fire. Two radiators, coving to the ceiling, a double glazed front window and sliding patio doors to the rear garden.

Inner Hall



Stairs rising to the first floor with a storage cupboard under. A radiator, double glazed side window and doors leading off.

Kitchen/Breakfast Room 16'1" x 8'7" (4.92 x 2.63)



Fitted range of base and wall units with a breakfast bar. Inset one and a quarter sink and drainer with a mixer tap. There is a built in double electric oven, hob and hood along with an integrated dishwasher and fridge. Tiled flooring, a radiator and coving to the ceiling. Double doors to:

Dining Room 9'9" x 8'11" (2.98 x 2.73)



Separate dining room with a radiator, coving to the ceiling and double glazed French doors opening to the rear garden.

Ground Floor Bedroom 1 14'7" x 11'0" (4.47 x 3.37)



Measurements include the wardrobes.
Spacious bedroom with a range of fitted wardrobes and drawers. A radiator, coving to the ceiling, double glazed side window and French doors opening to the rear garden.

Ground Floor Bathroom 10'11" x 10'3">6'1" (3.34 x 3.14>1.86)



Three piece suite comprising corner bath, vanity wash hand basin and WC. Fitted storage cupboards, a radiator, tiled splashbacks and flooring and a double glazed side window.

Utility Room 13'2" x 10'11" (4.03 x 3.35)



Versatile utility room or potential second kitchen. Fitted with a range of base and wall units with worktops and an inset one and a quarter sink and drainer. Tiled splashbacks and flooring, space for appliances and plumbing for a washing machine. Radiator, coving to the ceiling and a double glaze side window.

First Floor Landing

With a built in storage cupboard, double glazed front window, access to the loft space (which is part boarded to provide storage) and doors leading off.

Bedroom 2 11'10" x 10'6" max. (3.63 x 3.22 max.)



Measurements include the wardrobes.
Double bedroom with fitted wardrobes and a dressing table. Radiator and a double glazed rear window.

Bedroom 3 8'9" x 8'11">7'10" (2.68 x 2.73>2.39)



With a radiator, two built in storage cupboards and a double glazed rear window.

Bedroom 4 10'0" x 7'8" (3.06 x 2.35)



Measurements include the wardrobes.
With fitted wardrobes on two walls, a radiator and double glazed front window.

Shower Room 7'10" x 5'8" (2.40 x 1.75)



Three piece suite comprising shower, wash hand basin and WC. Tiled walls, a heated towel rail, coving to the ceiling and a double glazed side window.

Front Driveway



At the front of the property there is a block paved driveway providing off road parking and turning space. Gated side entry to the rear garden.

Double Garage 20'8">20'2" x 17'2" (6.32>6.15 x 5.25)

With two electric up and over doors, light and power connected, a garden tap and three double glazed windows.

Storage Room/Workshop 17'3" x 7'4">6'7" (5.27 x 2.24>2.03)

Useful workshop/store room with electric light and power connected. A front entrance door, radiator and double glazed side window.

Rear Garden



Enclosed rear patio garden with outside lighting, attractive shrub borders and a side access gate.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

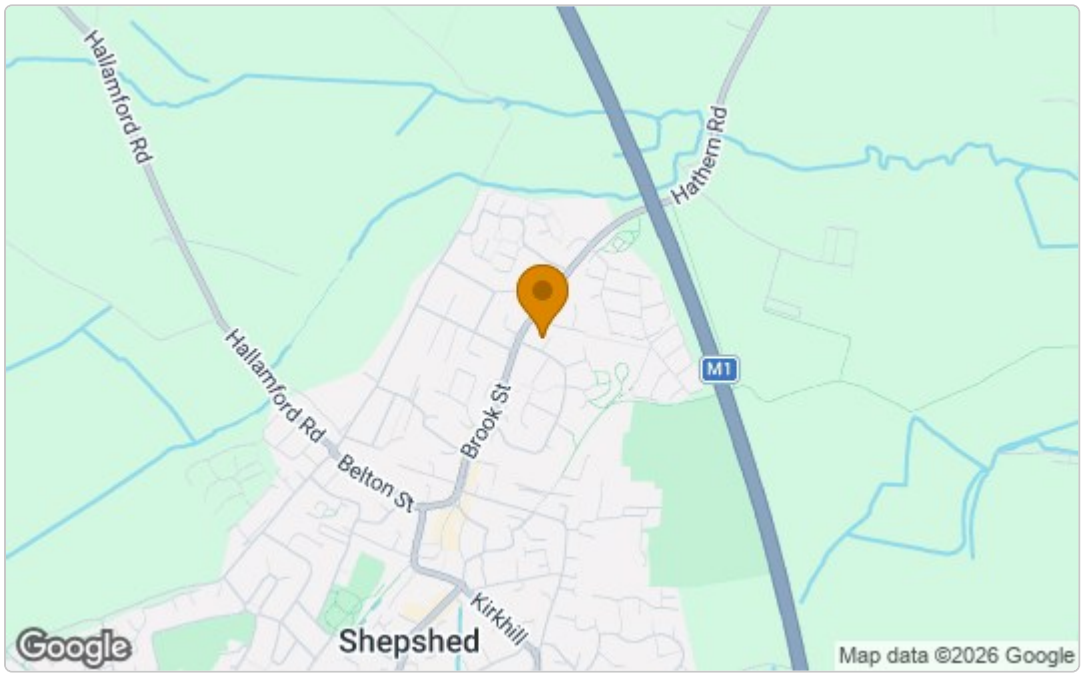
Floor Plan



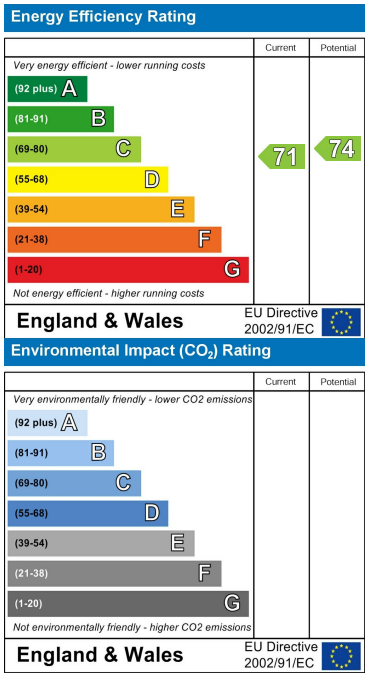
Total area: approx. 180.7 sq. metres (1945.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

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